

**ORDERED.**



1 **TIFFANY & BOSCO**  
2 P.A.  
3 **2525 EAST CAMELBACK ROAD**  
4 **SUITE 300**  
5 **PHOENIX, ARIZONA 85016**  
6 **TELEPHONE: (602) 255-6000**  
7 **FACSIMILE: (602) 255-0192**

Dated: April 14, 2010

*Eileen W. Hollowell*  
EILEEN W. HOLLOWELL  
U.S. Bankruptcy Judge

6 Mark S. Bosco  
7 State Bar No. 010167  
Leonard J. McDonald  
8 State Bar No. 014228  
Attorneys for Movant

9 10-05869

10 **IN THE UNITED STATES BANKRUPTCY COURT**

11 **FOR THE DISTRICT OF ARIZONA**

12 IN RE:

No. 4:10-BK-04800-EWH

13 Justin Lee Quinn  
14 Debtor.

Chapter 7d

15  
16 Wells Fargo Bank, N.A.  
17 vs.  
Movant,

ORDER

18 Justin Lee Quinn, Debtor, Gayle E. Mills, Trustee.  
19 Respondents.

(Related to Docket #11)

20  
21 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed  
22 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,  
23 and no objection having been received, and good cause appearing therefore,

24 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed  
25

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1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated December 28, 2006 and recorded in the office of  
3 the Pinal County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Justin Lee  
4 Quinn has an interest in, further described as:

5 Lot 29, of Final Plat of Hickory Parcel 4 at Glennwilde, according to the plat of record in the  
6 office of the County Recorder of Pinal County, Arizona recorded in Cabinet E, Slide 182.

7 **IT IS FURTHER ORDERED** that Movant may contact the Debtor by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtor if Debtors personal liability is discharged in this bankruptcy case.

12 **IT IS FURTHER ORDERED** that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.